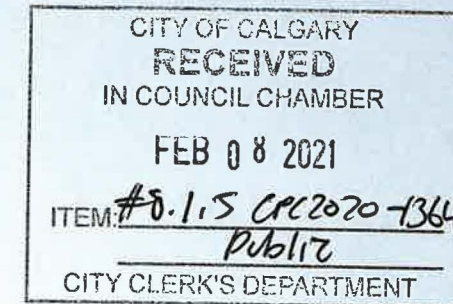




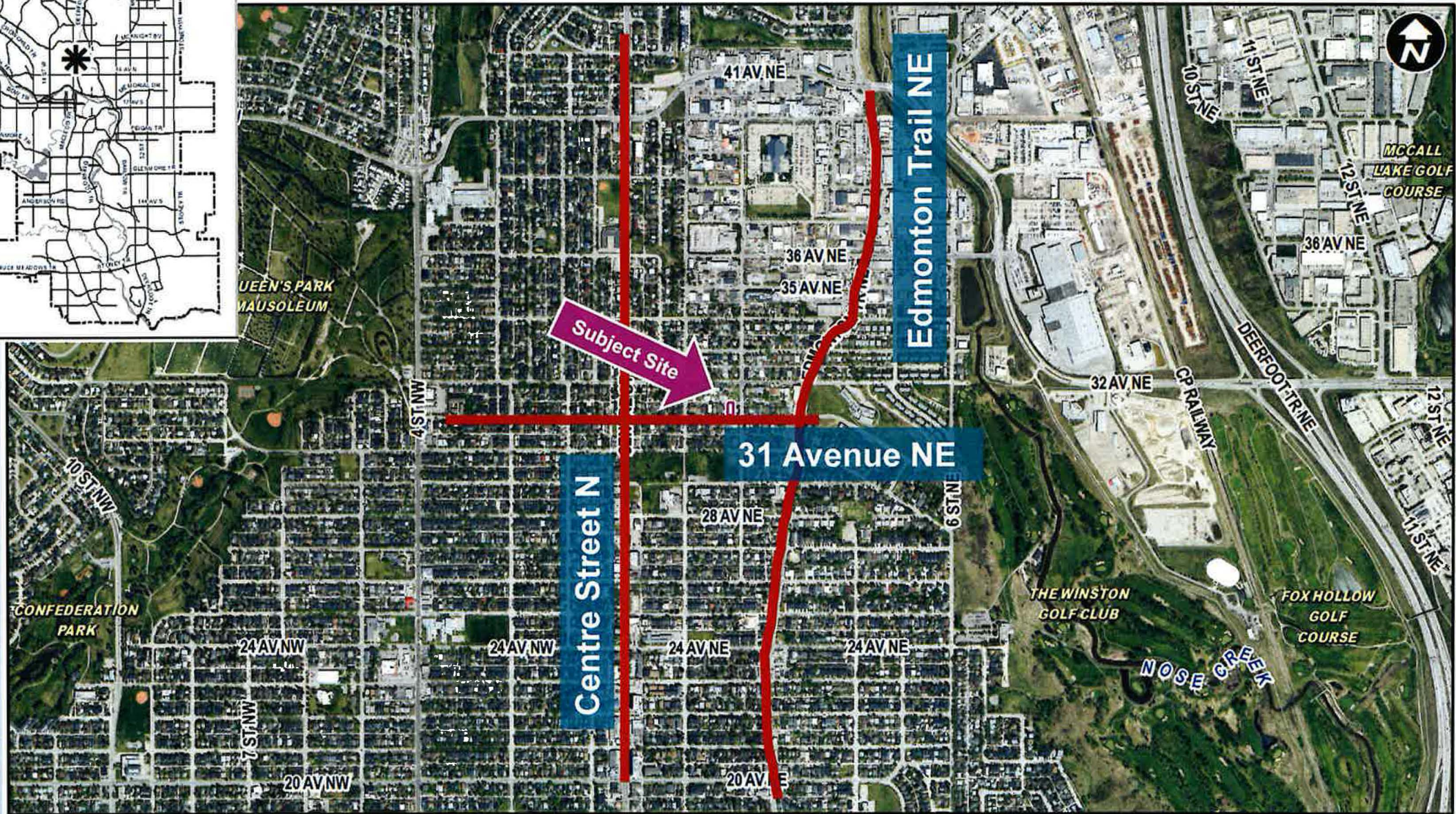
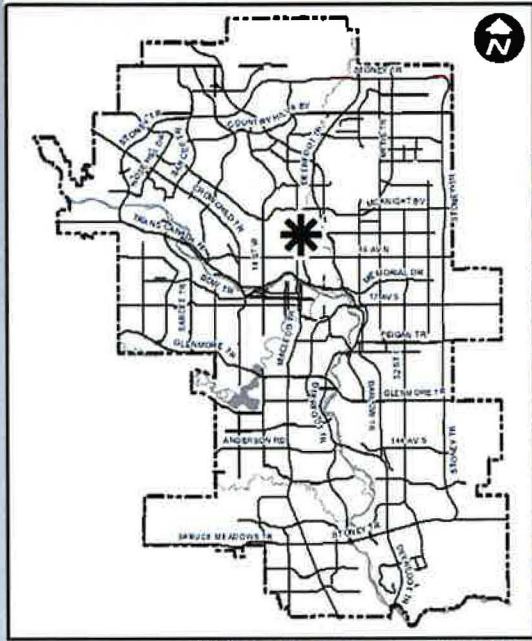
**Public Hearing of Council**  
**Agenda Item: 8.1.5**

1



**LOC2020-0144**  
**Policy and Land Use**  
**Amendment**













Existing site along 31 Avenue NE



Existing lane



## LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







## Proposed land use: M-CGd75

- Multi-residential buildings (e.g. townhouses, fourplexes, triplexes)
- Max. building height: 12 metres (3 to 4 storeys).
- Max. density: 75 units per hectare (max. four units on site)
- At least half of all units must be grade-oriented

## Calgary Planning Commission's Recommendation:

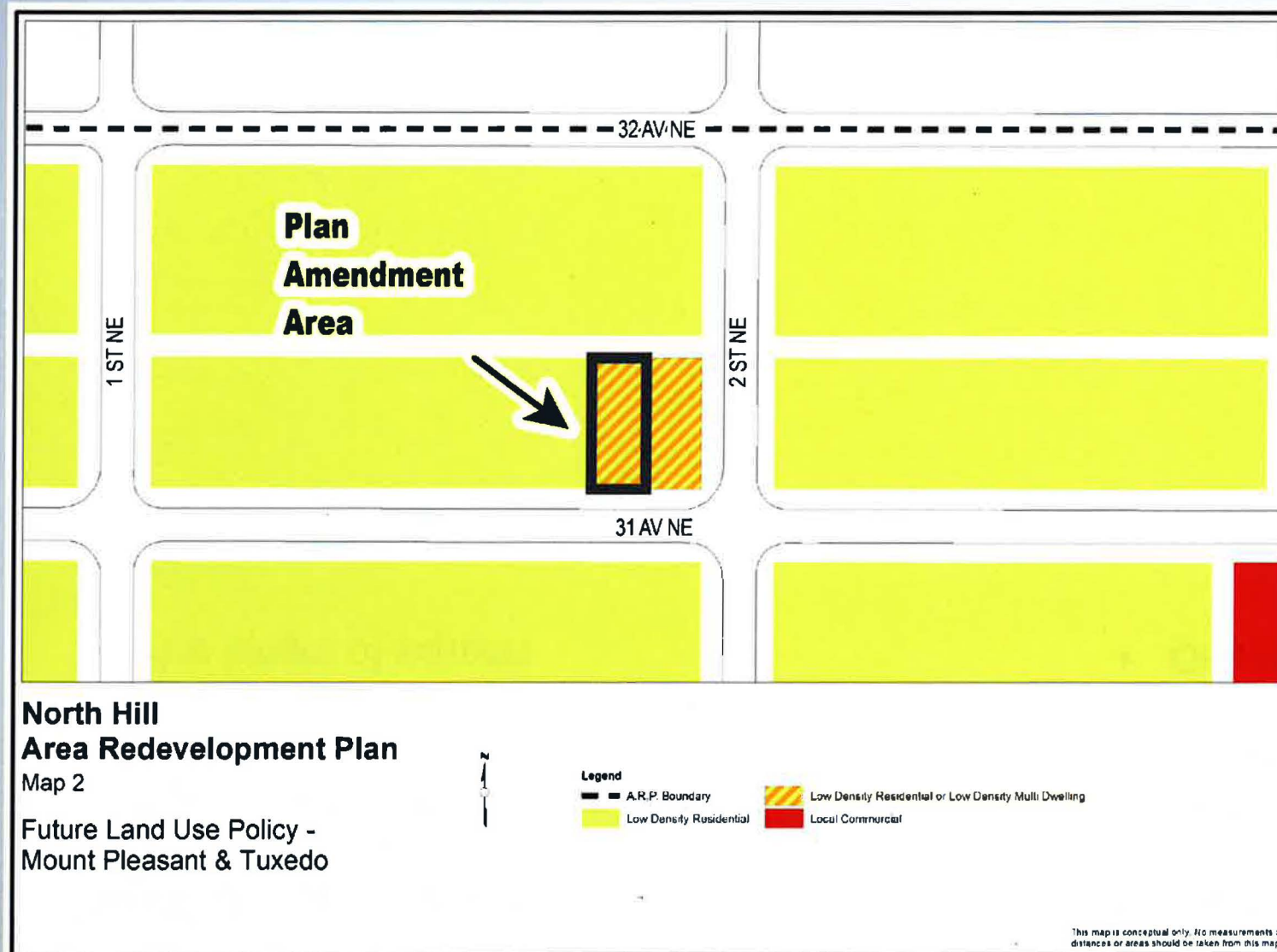
That Council:

1. Give three readings to **Proposed Bylaw 9P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 17D2021** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 236 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 3 and 4) from Residential Contextual – One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.









## Proposed Amendment to the North Hill Area Redevelopment Plan:

- Amend Map 2 'Future Land Use Policy – Mount Pleasant & Tuxedo'
- From 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling'



**Applicant-led Outreach:**

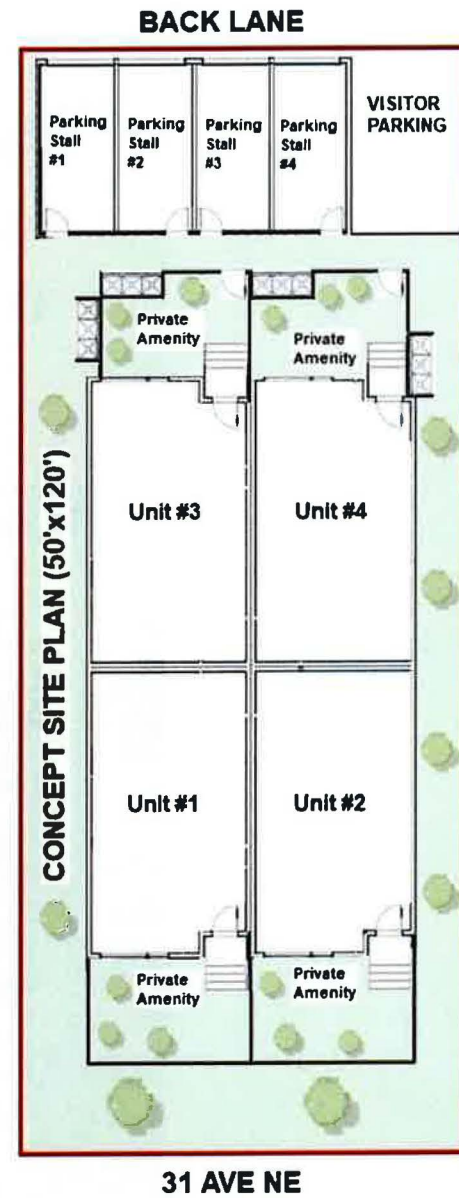
- Flyer mailed to 40 surrounding residents
- Five letters of support

**City-led Outreach:**

- Community Association provided a letter in opposition
- One letter in opposition from public



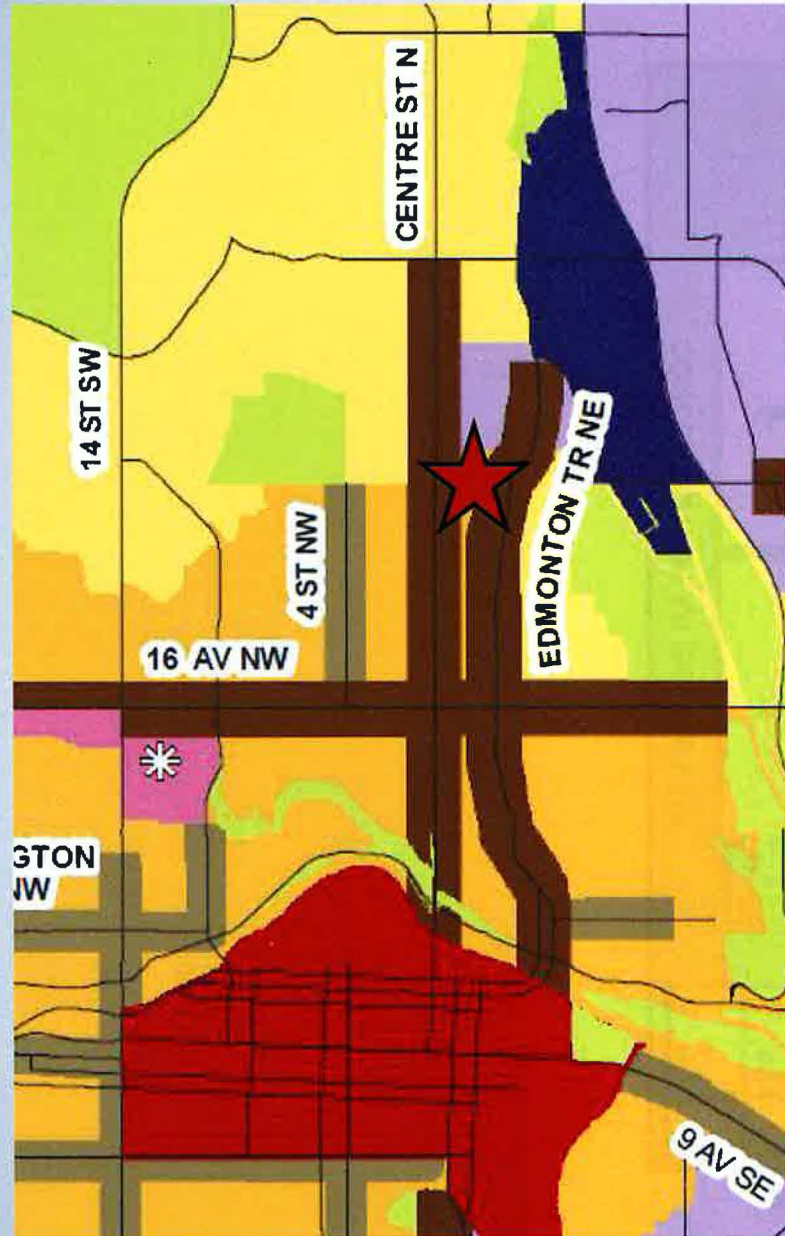
4-Plex Concept Site Plan (50'x120'):



Concept Site Plan



## Municipal Development Plan Map 1 – Urban Structure



Subject Parcel



Inner City Area



Urban Main Street



Neighborhood Main Street





Existing four-plex along 32 Avenue NE  
(M-CGd75 District)



Existing rowhouse along 32 Avenue NE  
(R-CG District)



Existing triplex along 31 Avenue NE (M-CGd30 District)





## Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

Meets following criteria -

- site is located within 400 metres of a transit stop;
- site is located within 500 metres from an existing primary transit stop;
- site abuts a lane to provide direct vehicle access;
- site is adjacent to existing multi-unit development; and
- site is in close proximity to an existing or planned corridor or activity centre.

Doesn't meet the following criteria -

- the parcel is not located on a corner;
- the parcel is not located on a collector or higher standard roadway; and
- the parcel is not adjacent to a park, open space or community amenity.



## M-CG Building Height and Cross Section rules

